

Quarterly Neighborhood Conditions Report

North District

Clay Arsenal | Northeast | Upper Albany

June 14th, 2013



CITY OF HARTFORD
Pedro E. Segarra, Mayor

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Anti-Blight Ordinance Violation Conditions

Chapter 9, Article V of the City of Hartford's Municipal Code

Blighted premises means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

Definitions

Summary of Properties – all properties being addressed by LSNi are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

The following acronyms for some of the agencies and terms used in this report:

ATFS- American Tax Funding Servicing

NINA- Northside Institutions Neighborhood Alliance

SINA- Southside Institutions Neighborhood Alliance

RFP- Request for Proposal

Summary of LSNI Anti-Blight Activity by District

For the Period of March 13, 2013 – June 14, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	15	8	12	12	47
Properties Receiving Notice of Violations	7	11	7	10	35
Properties Receiving Cited for Violations	7	23	14	17	61
Monitoring Properties	0	0	2	8	10
Final Lien Inspection Properties	16	29	12	10	67
Abated Properties	1	0	1	4	6

Summary of North District Activity by Neighborhood

For the Period of March 13, 2013 – June 14, 2013

	Clay Arsenal	Northwest	Upper Albany	North Total
Properties Receiving Preliminary Notice Letters	3	4	1	8
Properties Receiving Notice of Violations	6	4	1	11
Properties Receiving Cited for Violations	8	11	4	23
Monitoring Properties	0	0	0	0
Final Lien Inspection Properties	9	14	6	29
Abated Properties	0	0	0	0

For the Period of March 13, 2013 – June 14, 2013

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For the Period of March 13, 2013 – June 14, 2013

Properties Receiving Notice of Violations – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

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Properties Receiving Notice of Citation Letters

For the Period of March 13, 2013 – June 14, 2013

Properties Receiving Notice of Citations – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

Property Address		Neighborhood	Date Sent
414	Garden Street	Clay Arsenal	6/7/12
280	Garden Street	Clay Arsenal	7/18/12
1391	Main Street	Clay Arsenal	8/21/12
630	Garden Street	Northeast	12/4/12
647	Garden Street	Northeast	12/4/12
63	Greenfield Street	Upper Albany	1/10/13
59	Magnolia Street	Upper Albany	1/10/13
51	Barbour Street	Northeast	1/11/13
127	Nelson Street	Northeast	1/29/13
53	Acton Street	Northeast	1/29/13
45	Irving Street	Upper Albany	1/29/13
233	Capen Street	Northeast	2/14/13
95	Mansfield Street	Northeast	2/14/13
63	Mansfield Street	Northeast	2/14/13
189	Vine Street	Upper Albany	2/14/13
94	Edwards Street	Clay Arsenal	3/6/13
212	Martin Street	Northeast	3/6/13
63	Mahl Street	Northeast	3/6/13
2285	Main Street	Northeast	3/7/13
62	Chestnut Street	Clay Arsenal	3/25/13
246	Albany Avenue	Clay Arsenal	3/25/13
144	Mather Street	Clay Arsenal	3/25/13
152	Mather Street	Clay Arsenal	3/25/13

Final Lien Inspection Properties

For the Period of March 13, 2013 – June 14, 2013

Final Lien Inspection Properties – properties are in the process of being closed out of an open case in order to move towards legal action.

	Property Address	Neighborhood	Date Sent
96	Nelson Street	Northeast	10/12/2012
159	Capen Street	Northeast	10/12/2012
397	Sigourney Street	Upper Albany	10/22/2012
48	Brook Street	Clay Arsenal	10/22/2012
109	Enfield Street	Upper Albany	10/22/2012
2	Pliny Street	Clay Arsenal	10/24/2012
86	Oakland Terrace	Upper Albany	10/25/2012
68	Judson Street	Northeast	10/25/2012
97	Williams Street	Clay Arsenal	10/25/2012
103	Earle Street	Upper Albany	10/25/2012
100	Walnut Street	Clay Arsenal	11/20/2012
128	Edgewood Street	Northeast	12/21/2012
170	Albany Avenue	Clay Arsenal	12/27/2012
684	Garden Street	Northeast	1/29/2013
638	Garden Street	Northeast	1/29/2013
19	Oakland Terrace	Upper Albany	1/29/2013
712	Garden Street	Northeast	1/29/2013
710	Windsor Street	Northeast	1/31/2013
175	Tower Avenue	Northeast	1/31/2013
424	Homestead Avenue	Upper Albany	1/31/2013
11	Judson Street	Northeast	2/4/2013
156	Mather Street	Clay Arsenal	3/18/2013
64	Enfield Street	Clay Arsenal	3/18/2013
544	Garden Street	Northeast	3/21/2013
9	Mahl Street	Northeast	3/21/2013
280	Enfield Street	Clay Arsenal	3/21/2013
140	Cleveland Street	Northeast	4/8/2013
3364	Main Street	Clay Arsenal	4/8/2013
88	Nelson Street	Northeast	4/8/2013

Abated Properties

For the Period of March 13, 2013 – June 14, 2013

Abated- All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
N/A	N/A	N/A	N/A

Blighted Property Updates

Bedford Street



The owner purchased these five vacant 6 family structures on 5/3/2011. A total of 30 housing units, LSNI issued Notice of Violation letters for all 5 properties on 2/29/2012. All violations were abated on 5/11/2012. Owner repaid back taxes. Certificate of Occupancy was issued for 61 Bedford St on 8/7/2012. All six units are occupied. Certificate of Completion was issued for residential building work on 51 Bedford Street. Four of the six units are occupied. Work continues on the remaining three buildings and should be operational by the end of summer 2013.

497 Garden Street



479 Garden St entered into LSNI process in May 2012. The owner has met all the forbearance requirements and is days away from receiving a CO.

Blighted Property Updates

544 Garden Street



544 Garden entered into LSNI Jan 23, 2012 and reached citation stage by May of 2012. Wells Fargo closed on property with HCLF. HCLF turned property over to Javier DeMatto (developer). Forbearance agreement signed May 2012 with HCLF and City for 1 year. Exterior is 95% completed and Mr. DeMatto plans to have a CO for interior work by fall 2013.

397 Sigourney Street



On 8/2/12 Phoenix Tax Advisors sold the property to O & S Home Improvement, LLC. On 5/2/13 due to transfer of ownership a Anti-Blight Notice of Violation was issued to the new owner. On 5/7/13 a Notice of Unsafe Structure issued to owner. On 6/11/13 HHS issued an order and is working with the Police Department to enforce cleanup of asbestos in dumpster and at exterior of property. In addition on 6/11/13 the demolition of the property was awarded to Standard Demolition Services for \$49,994.00.